069.0	0002	0012.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	229,200 /	229,200
					USE VALUE:	229,200 /	229,200
					ASSESSED:	229,200 /	229,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	DRAPER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VAISHNAW AKSHAY K & ALISON C
Owner 2:	
Owner 3:	
Street 1:	36 DRAPER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MC CLAIN JOHN DAVID--ETAL -
Owner 2:	MC CLAIN KATHLEEN F -
Street 1:	36 DRAPER AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,280 Sq. Ft. of land mainly classified as Out Bldg. with a Garage Building built about 2019, having primarily Clapboard Exterior and 89 Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
106	5280.000	26,800		202,400	229,200
Total Card	0.121	26,800		202,400	229,200
Total Parcel	0.121	26,800		202,400	229,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 2,572.39 | /Parcel: 2,572.

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 43900

GIS Ref

GIS Ref

Insp Date 10/11/18

PREVIOUS ASSESSMENT

Parcel ID 069.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	106	FV	26,800	0	5,280.	202,400	229,200	229,200	Year End Roll	12/18/2019
2019	106	FV		0	5,280.	188,000	188,000	188,000	Year End Roll	1/3/2019
2018	106	FV		7500	5,280.	188,000	195,500	195,500	Year End Roll	12/20/2017
2017	106	FV		7500	5,280.	164,800	172,300	172,300	Year End Roll	1/3/2017
2016	106	FV		7500	5,280.	150,400	157,900	157,900	Year End	1/4/2016
2015	106	FV		7500	5,280.	133,000	140,500	140,500	Year End Roll	12/11/2014
2014	106	FV		7500	5,280.	125,800	133,300	133,300	Year End Roll	12/16/2013
2013	106	FV		7500	5,280.	119,700	127,200	127,200		12/13/2012

!5908!

PRINT

Date	Time
12/10/20	20:44:01

LAST REV

Date	Time
10/10/19	15:34:01
danam	

PAT ACCT. 5908

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC CLAIN JOHN D	70127-336		10/25/2017	Mult Lots	1,185,000	No	No		
	12890-555		11/7/1975		60,000	No	No		N

USER DEFINED

Prior Id # 1:	43900
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2018	Meas/Inspect	PH	Patrick H
2/12/2018	SQ Returned	EMK	Ellen K
10/7/1999	Vacant Lot	266	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
106	Out Bldg.		5280		Sq. Ft.	Site		0	70.	0.55	12			Mis-Imp	-50					202,441						202,400	

Total AC/HA: 0.12121 | Total SF/SM: 5280 | Parcel LUC: 106 | Out Bldg. | Prime NB Desc: ARLINGTON | Total: 202,441 | Spl Credit | Total: 202,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	30 - Garage		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	0	Total:	0
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	A - Very Good		
Year Blt:	2019	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	0.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0	%

CALC SUMMARY

Basic $ / SQ:	42.00
Size Adj.:	1.00000000
Const Adj.:	1.00000000
Adj $ / SQ:	42.000
Other Features:	0
Grade Factor:	1.77
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	26819
Depreciation:	0
Depreciated Total:	26819

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	0	BRs:	0	Baths:		HB					

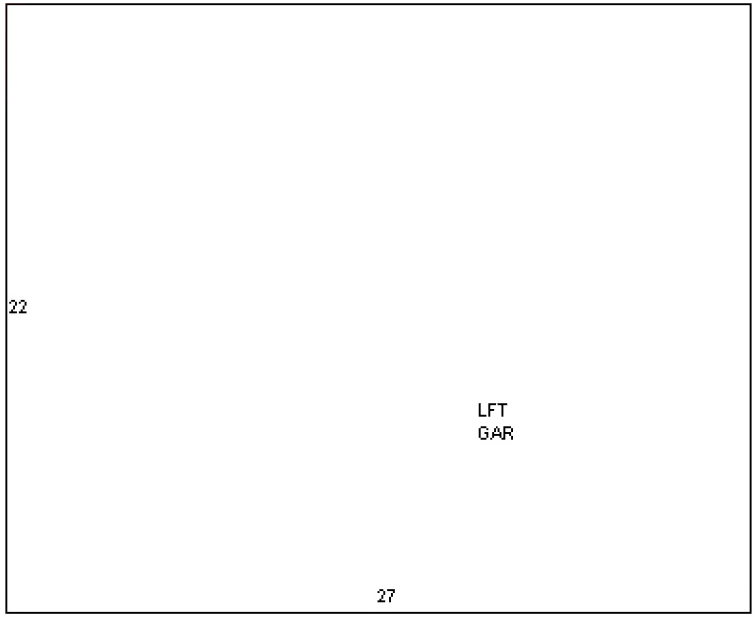
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	0	0	
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	74.34
Special Features:	0	Val/Su Net:	39.24
Final Total:	26800	Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GAR	Garage	594	19.210	11,410
LFT	Loft	89	42.000	3,742

Net Sketched Area:	683		Total:	15,152	
Size Ad		Gross Are	1188	FinArea	89

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

069.0-0002-0012.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	